



# **Construction Waste Management Sub-Plan** for **Atlassian Building Central**



## Revision History

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## 1.0 Introduction

### 1.1 General

This Construction Waste Management Sub-Plan has been developed to address SSD 10405 Condition E19. The plan will be implemented throughout the construction of the development. The plan has been specifically prepared for the Atlassian Building Central project.

### 1.2 Document Purpose

The document addresses the requirements listed in the relevant condition of approval SSD 10405 Condition E19 as summarised in Table 1 below.

Requirements of Condition E19 of the project approval for SSD-10405	Section Discussed
Prior to the commencement of any demolition, earthworks or construction, the Applicant shall submit to the satisfaction of the Certifier a Construction Waste Management Sub-Plan (CWMS). The CWMS must include, but not be limited to, the following elements:	
(a) require that all waste generated during the project is assessed, classified and managed in accordance with the EPA's "Waste Classification Guidelines Part 1: Classifying Waste".	3.1
(b) demonstrate that an appropriate area will be provided for the storage of bins and recycling containers and all waste and recyclable material generated by the works.	2 (Table 2)
(c) procedures for minimising the movement of waste material around the site and double handling.	2 (Table 2)
(d) waste (including litter, debris or other matter) is not caused or permitted to enter any waterways.	3.1
(e) any vehicle used to transport waste or excavation spoil from the site is covered before leaving the premises.	3.1
(f) the wheels of any vehicle, trailer or mobilised plant leaving the site and cleaned of debris prior to leaving the premises.	3.1
(g) details in relation to the transport of waste material around the site (on-site) and from the site, including (at a minimum):	
A traffic plan showing transport routes within the site.	Appendix A
A commitment to retain waste transport details for the life of the project to demonstrate compliance with the Protection of the Environment Operations Act 1997.	3.1
The name and address of each licensed facility that will receive waste from the site (if appropriate).	2 (Table 2) and Appendix B

## 1.3 Existing Site

The site is located at 8-10 Lee St, Sydney within the City of Sydney local government area (LGA). The site is situated adjacent to Central Station. The site is referred to as 8-10 Lee St, Sydney NSW 2000 for the purpose of SSD 10405 Condition E19.

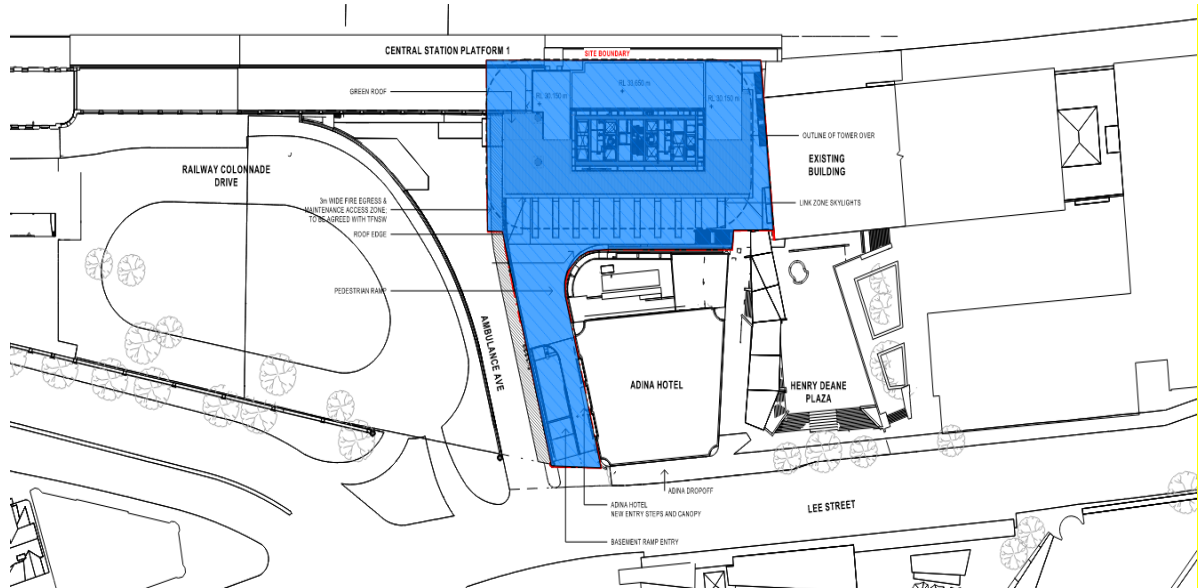


Figure 1 –Site Plan

## 1.4 Project Description

The project, referred to as 'Atlassian Building Central', is a development being undertaken located at 8-10 Lee Street Haymarket. On 7th August 2018, the NSW Government announced that it is seeking to create a world-class technology hub along the corridor in and around Central Station. Following the announcement, the NSW Government entered into an agreement with Atlassian to progress discussions on Atlassian's proposal to develop the YHA Site at Central Station and to anchor the technology hub that will form the first phase of the new tech precinct. The design of the building is bespoke in all aspects with State Work integration across the link zone, heritage retention within the Parcels Shed, new YHA facility in podium floors & the high-rise office tower for Atlassian. The tower itself is comprised of eight major divisions, each of which contains its own distinct habitat, rendered in mass timber and wrapped in glass with a steel and cross-laminated timber sub-structure. In December 2020 the SSDA was submitted for approval to the Department of Planning Industry & Environment. Since the last revision of the CMP Dexu became a development partner with Vertical First. For the purposes of this plan the development partners will be referred to as "Atlassian".

The proposed development is comprised of:

- Two basement levels (B1 & B2), which includes service spaces, loading docks, and EOT facilities which will be accessed from Lee St following the completion of works to convert the existing Upper Carriage Lane into a shared ramp from Lee Street which will service both the Adina hotel and Atlassian development.
- Delivery of Transport for NSW assets (State Works) comprising Lower Ground and Upper Ground Floor through site link which is key pedestrian infrastructure for Central Station to connect the future metro Central Walk West
- Retention of the existing Heritage Parcel Shed and adaptive reuse to form part of a new public realm strategy incorporating it into the new building's lobby
- Construction of a new high-rise tower of approx. 68,500m<sup>2</sup> including:
  - New YHA accommodation (lower levels)
  - Commercial office levels (upper levels)

Atlassian Building Central represents a significant development within the Sydney city area where key stakeholder management of relationships will be needed to be developed with neighbours and the public surrounding the site. These stakeholders identified include:

- TfNSW, TAHE, Sydney Trains, and NSW Trains, operators and owners of Ambulance Ave, Devonshire St Tunnel and Central Station.
- TOGA, their tenants of the Adina Hotel and Henry Deane Plaza retailers; and
- CPS, their tenants of Henry Deane Plaza & Devonshire St tunnel retail areas
- Sydney Water Services
- EPA

### 1.5 Scope

This Construction Waste Management Sub-Plan (CWMSP) has been compiled in accordance with the Health, Safety and Environmental Management plan. For the purposes of this plan, waste includes:

- Construction, building and demolition waste, such as bricks, concrete, plasterboard, timber, and metal etc.
- Domestic (Office and general) waste generated by site construction personnel during site works.

This plan describes the waste management aspects of the project, which will need to be managed within the constraints imposed by legislative, regulatory, and contractual requirements, so that the desired outcomes are achieved.

In addition, brick salvage will be used for the heritage interpretation of the brickwork, pending ongoing design development to be defined at a later date.

The full details of the CWMSP procedure for the project are described herein.

## 1.6 Objectives

The objectives of this Construction Waste Management Sub-Plan are to:

- Encourage minimisation of waste generated by the project and maximisation of resource recovery through targeting over 90% waste diversion from landfill.
- Encourage improved environmental outcome through waste management.
- Establish waste management strategies for the construction stages from demolition, building construction through to commissioning.
- To identify procedures for waste management for all project stages from demolition, building construction through to commissioning. This encompasses on-site management, offsite disposal, and the tracking information and documentation required.
- Identify all potential wastes likely to be generated on site, how these are to be sorted, collected, reused, recycled and/or disposed of.
- Define the appropriate waste disposal measures to be undertaken for materials that pose an environmental or health risk.
- Ensure that waste is delivered to lawful locations upon removal from site.

## 1.7 Legal and Other Requirements

The following legal requirements and best practice guidelines apply to this project:

- Waste Avoidance and Resource Recovery Act 2001.
- "Waste Not" – A Model DCP and Local Approvals Policy, developed by the Combined Sydney Regional Organisation of Councils.
- Planet Ark recycling Near You - <http://www.planetark.com.au/index.cfm>.
- ANZECC Publication: Organochlorin Pesticides Waste Management Plan (1999).
- NSW - Protection of the Environment Operations Act 1997 & Amendment Act 2006 (POEO Act), s 116, s 142, s 143, 144-146.
- NSW - Waste Avoidance and Resource Recovery Act 2001.
- NSW Crown Lands Act 1989, s 155, Management of Waters and Waterside Lands Regulations - N.S.W., cl 13;, PEO (Waste) Regulation 2005, cl 49.
- NSW Environment Protection Authority (EPA) – Waste Classification Guidelines Part 1: Classifying Waste (November 2014).
- NSW Environment Protection Authority (EPA) - Environmentally Hazardous Chemicals Act 1985.
- NSW Legislation - Protection of the Environment Operations (Waste) Regulation 2014.
- Transport Asset Standard authority – T HR CI 12051 ST Development Near Rail Tunnels.

## 2.0 Roles & Responsibilities

The following roles and responsibilities have been set for all Contractors to follow and ensure the waste recycling targets can be met.

**Table 2: Waste management roles and responsibilities for Atlassian Building Central**

Project Task	Responsibility
<b>Site Operation</b>	
Site Manager	<ul style="list-style-type: none"> <li>Ensuring that waste is progressively recycled at the nominated C&amp;D waste recycling target in accordance with this Plan (90%).</li> <li>Ensuring that Duty of Care documentation is obtained and maintained in the site file (e.g., copy of waste transporters licence, waste collection receipts, waste transport certificates).</li> <li>Undertaking site walks to monitor implementation of the WMP and take feedback from contractors on what is and isn't working.</li> <li>Engagement and education of all personnel on WMP at induction.</li> <li>Updates to the Plan and Building Management approvals.</li> <li>Maintaining site records of waste types and approximate quantities collected from site.</li> <li>Carrying out a daily inspection to ensure the worksite is left in a rubbish free state.</li> </ul>
Project/Site Engineer	<ul style="list-style-type: none"> <li>Responsible for tracking and collating waste documentation.</li> <li>Administering contracts with suppliers and subcontractors to ensure targets are achieved.</li> </ul>
<b>Waste Reduction (on site)</b>	
All Contractors	<ul style="list-style-type: none"> <li>Minimise the generation of waste through accurate procurement of materials and ongoing management of materials.</li> <li>Minimise waste through appropriate behaviour on site to store and use materials thoughtfully and reuse materials where appropriate.</li> <li>Provide Feedback on what is/isn't working.</li> <li>Contractors are to use the designated bins on site and not dispose of any materials except within designated bins on site.</li> </ul>
<b>Waste Sorting (off-site)</b>	
Demolition Contractor, Waste Contractor & All Contractors	<ul style="list-style-type: none"> <li>The demolition contractor shall be responsible for collecting demolition waste, both separated on site and in comingled bins and delivering to C&amp;D waste recyclers for off-site sorting and recycling.</li> <li>The waste contractor shall be responsible for collecting C&amp;D waste in comingled bins and separating wastes into recyclable streams at end collection point.</li> </ul>

	<ul style="list-style-type: none"> <li>Waste will be received by Bingo Recycling Centre 76-82 Burrows Road, Alexandria NSW 2015 as they're the nominated licensed facility.</li> </ul>
<b>Waste Collection &amp; Management</b>	
Waste Contractor	<ul style="list-style-type: none"> <li>Supply of bins, according to agreed approach &amp; ongoing site requirements.</li> <li>Collection &amp; disposal of waste, as agreed &amp; according to ongoing site requirements.</li> <li>Weighing and sorting of all wastes generated on site for disposal off site.</li> <li>Ensuring that the waste collected is managed in accordance with the relevant legislation and the identified wastes are re-used, recycled, or recovered.</li> </ul>
<b>Reporting</b>	
Waste Contractor	<ul style="list-style-type: none"> <li>Tracking of wastes generated.</li> <li>Monthly Waste Management &amp; Resource Recovery report.</li> </ul>

## 2.1 Contact Details

- Contact person in control of the project**

<b>Name</b>	Whitney Forse
<b>Title</b>	Project Manager
<b>Contact Number</b>	0427 967 107

- Contact person in control of the site**

<b>Name</b>	TBA
<b>Title</b>	Site Manager
<b>Contact Number</b>	

- Waste Contractor - TBA**

<b>Name</b>	TBA
<b>Title</b>	TBA
<b>Contact Number</b>	TBA

## 3.0 Waste Strategies and Procedures

### 3.1 Waste Management Principles

- Waste management training shall form part of the site induction program, ensuring contractors and site visitors are aware of the materials on site (in particular any hazardous wastes), waste disposal requirements and on site waste facilities.
- Adherence to Built's Environmental Management Systems and Waste Management Plan requirements stipulated in contracts with sub-contractors.
- All waste generated during the project is assessed, classified and managed in accordance with the EPA's "Waste Classification Guidelines Part 1: Classifying Waste".
- All waste (including litter, debris or other matter) is not caused or permitted to enter any waterways. Contractors at each stage of the project will be responsible for implementing measures to prevent any runoff, litter, debris, or other matter from entering surrounding waterways as per the Construction Waste Management Plan (CWMP).
- All waste materials shall be collected in waste bins onsite as shown in Appendix A: site arrangement drawings. Proposed waste collection area – see Appendix A.
- All waste shall be collected by an accredited waste removal contractor, who shall transport the waste to their off-site sorting facilities where thorough separation of waste will occur.
- Any vehicle used to transport waste or excavation spoil from the site will be covered before leaving the premises
- The wheels of any vehicle, trailer or mobilised plant leaving the site will be cleaned of debris prior to leaving the premises.
- All loads of rubbish removed shall be securely covered to ensure no spillage
- Disposal of hazardous waste is to be in accordance with the requirements stipulated in the Hazardous Waste section. Site has been remediated all remaining works are new construction.
- BOJV is committed to retaining waste transport details for the life of the project to demonstrate compliance with the Protection of the Environment Operations Act 1997.

### 3.2 Hazardous Waste

- Below is a summary of the hazardous building materials identified within the project site:

Building/Area	Non-Friable Asbestos	Friable Asbestos	Synthetic mineral Fibre (SMF)	Lead paint	Lead Dust	Polychlorinated biphenyls (PCB)
Gate Gourmet	Yes	No	Yes	Yes	Yes	No
Youth Hostel	No	No	Yes	Yes	Yes	No

- All hazardous materials shall be handled and segregated prior to the proposed refurbishment and demolition works in accordance with the Remediation Action Plan (RAP) and Hazardous Building Materials (HBM) register.
- When carrying out the removal of hazardous materials, waste must be contained and labelled in accordance with the Globally Harmonised System of Classification and Labelling of Chemicals (GHS) before the waste is removed from the site.
- It is foreseen that treatment and management of Hazardous Wastes prior to off-site disposal would be conducted by a specialised contractor.
- Disposal of PPE that has been used during the removal of hazardous materials will be treated as contaminated waste in the same way as the hazardous material.
- Hazardous materials waste must be classified in accordance with the NSW EPA Waste Classification Guidelines Part 1: Classifying Waste (November 2014)
- Clause 78 of the Waste Regulation 2014 requires that:
  - any part of any vehicle in which a person transports asbestos waste is covered, and leak-proof during transportation
  - bonded asbestos material is securely packaged during transportation
  - friable asbestos material is kept in a sealed container during transportation
  - asbestos contaminated soils are wetted down
- Section 143 of the Protection of the Environment Operations Act 1997 requires waste to be transported to a place that can lawfully accept it.
  - The owner of the waste and the transporter are each guilty of an offence when waste is transported to a place that cannot lawfully be used as a waste facility.
- Under Part 4 of the Protection of the Environment Operations (Waste) Regulation 2014 (Waste Regulation), the transport and disposal of hazardous waste listed in Schedule 1 must be tracked when it is transported into, within or out of NSW. Waste tracking involves:
  - obtaining approval from the EPA for the hazardous waste to be transported
  - completing required documentation
  - ensuring all parties are authorised to transport and receive the waste
  - Lead waste must be tracked

## 4.0 Waste Minimisation

### 4.2 Waste Management Hierarchy

Waste management for the project is to be prioritised by adopting a waste management hierarchy (noting existence and requirement for separation of hazardous material on the job) consisting of:

<b>Avoidance</b>	Waste avoidance through prevention or reduction of waste generation. Waste avoidance is best achieved through better design and purchasing choices.
<b>Reuse</b>	Waste reuse, without substantially changing the form of waste
<b>Recycle</b>	Waste recycling through the treatment of waste that is no longer usable in its current form to produce new products.
<b>Energy recovery</b>	Energy recovery through thermal treatment of residual waste materials and from green waste processing.

**Disposal** Waste disposal, in a manner that causes the least harm to the natural environment

Table 1 presents the expected waste types that will be generated during the project and describes how each will be managed on-site, collected and the waste management outcome ranked from the most to least preferred.

**Table 1: Site waste management strategy**

Waste Type	On-site Management	Collection Method	Waste Management Outcome				
			Most Preferred				Least Preferred
			Avoid / Reduce	Re-use	Recycle	Recover (energy from waste)	Treat &/or Dispose
Plasterboard	Commingled for separation and recycling off-site	General waste vehicle					
Cardboard	Commingled for separation and recycling off-site	General waste vehicle					
Metals	Commingled for separation and recycling off-site	General waste vehicle					
Timber	Commingled for separation and recycling off-site	General waste vehicle					
Plastic / Foam	Commingled for separation and recycling off-site	General waste vehicle					
Paper	Segregate on-site and bundled	Dedicated cardboard/paper collection vehicle					
Concrete	Commingled for separation and recycling off-site	General waste vehicle					
Residual	Commingled for separation and recycling off-site	General waste vehicle					
Hazardous Materials	Segregate on-site from other wastes. Wrap or contain waste in an appropriate container. Label in accordance with the GHS.	Dedicated hazardous waste vehicle					
Existing Materials	Commingled for separation and recycling off-site	General waste vehicle					

**Notes**

1. Waste collected in "general waste" bins is sorted at a resource recovery facility using mechanical and manual sorting techniques that remove wastes such as plasterboard, timber, metal, cardboard and plastic for recycling.

2. Residual waste refers to waste types other than plasterboard, timber, metal, pallets, plastic, cardboard, paper and hazardous waste.

**3. Waste Management Definitions:**

*Re-use*, means the activity of using waste materials in their current form (ie. not altering their chemical or physical state)

*Recycling*, means the activity of processing waste materials to form new products

*Recovery*, means the activity of processing waste materials for the purpose of recovering energy (eg. incineration)

*Disposal*, means the activity of depositing waste materials in landfill

## 4.3 Awareness and Training

Prior to commencing work on site project personnel (including subcontractors) are to be informed through the site induction process of the importance of waste, recycling, spills or incident impacts on the site and adjacent areas and the requirement to keep food scraps contained.

Site supervisors are to discuss waste management issues at toolbox and other meetings as required.

#### **4.4 Reporting and Conformances**

Refer to clause 13.0 HSE Incident Reporting of the HSE Plan. All incidents are to be recorded in Rapid Incident Reporting.

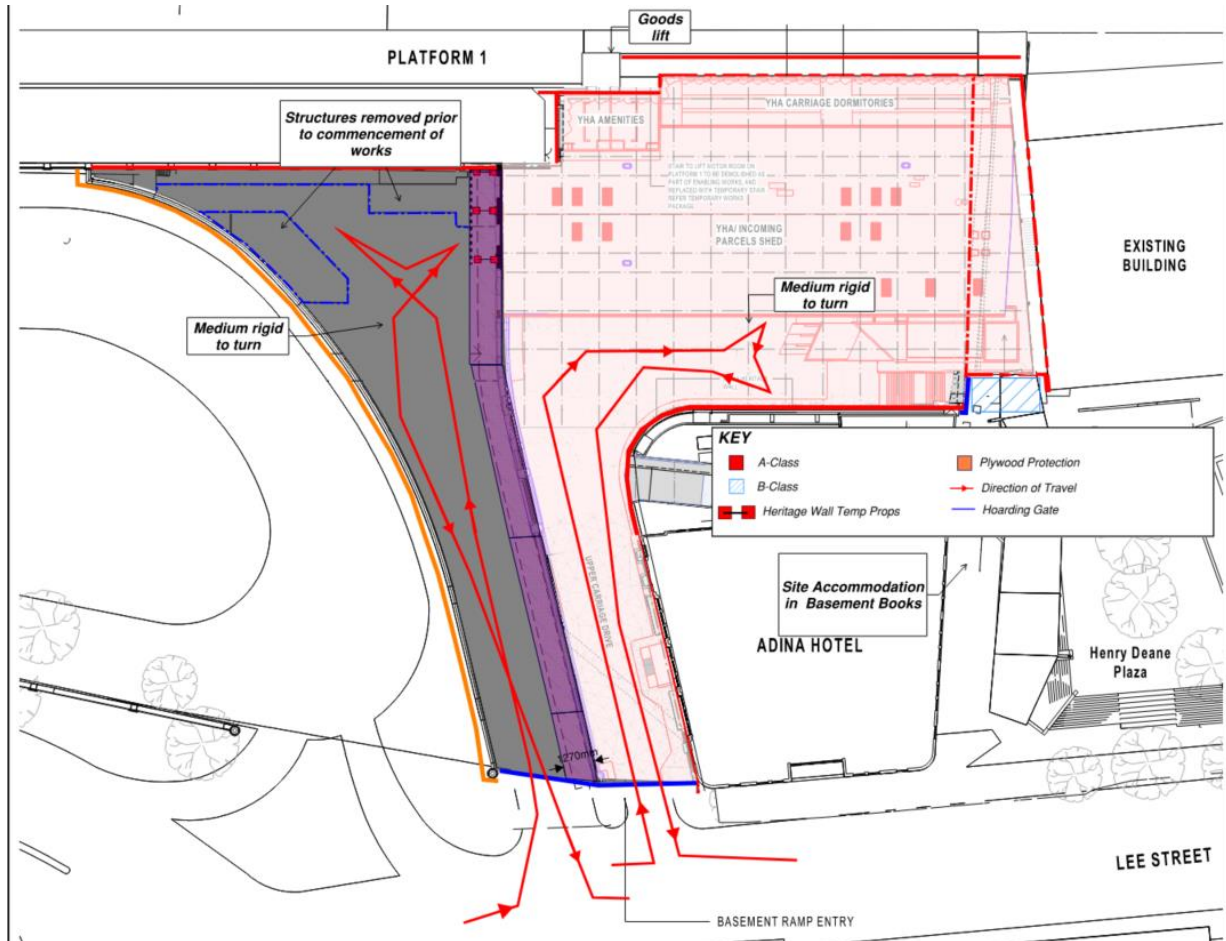
#### **4.5 Waste Reporting**

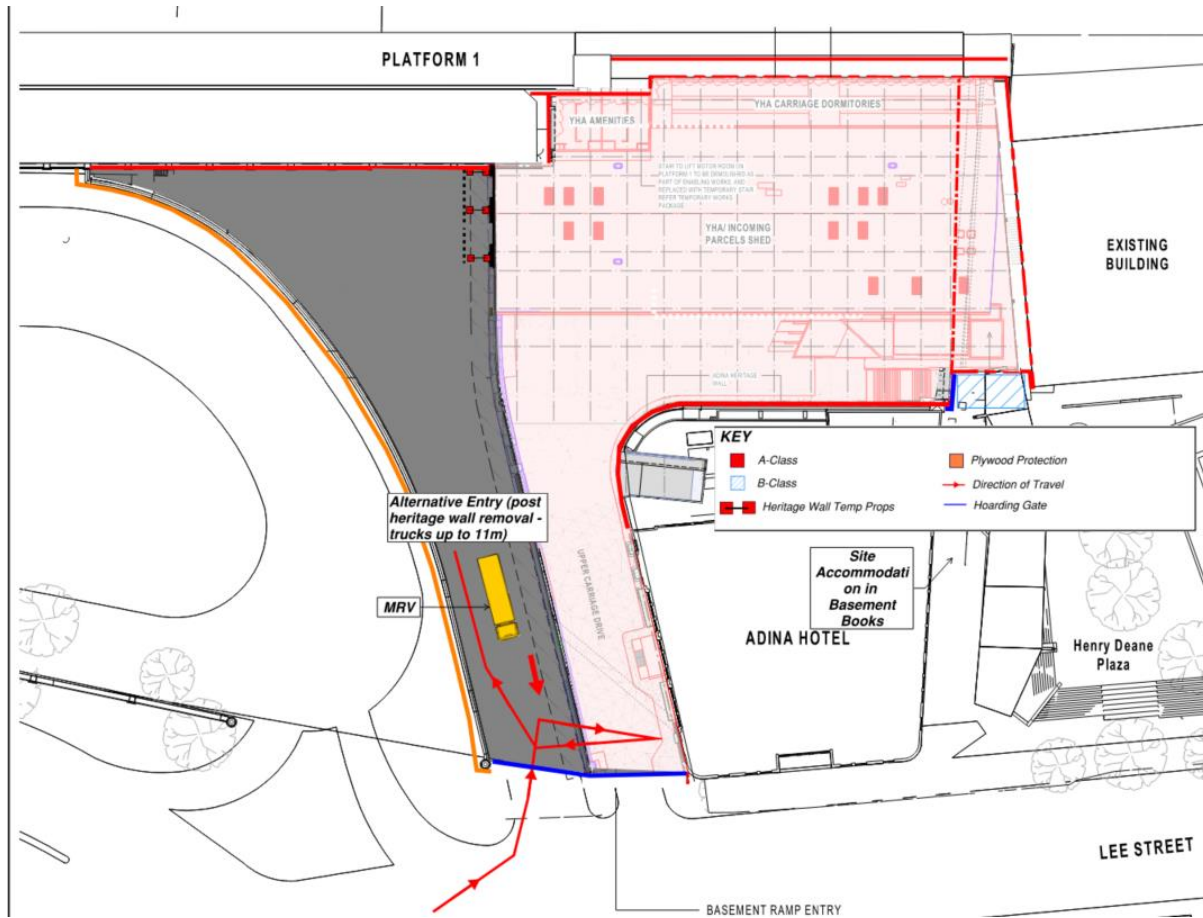
All waste materials that are exported offsite will be tracked through the following method:

1. The waste removal contractor shall provide monthly reports providing a breakup of waste recycled and waste going to landfill.
2. All records will be kept in line with the project document control requirements.

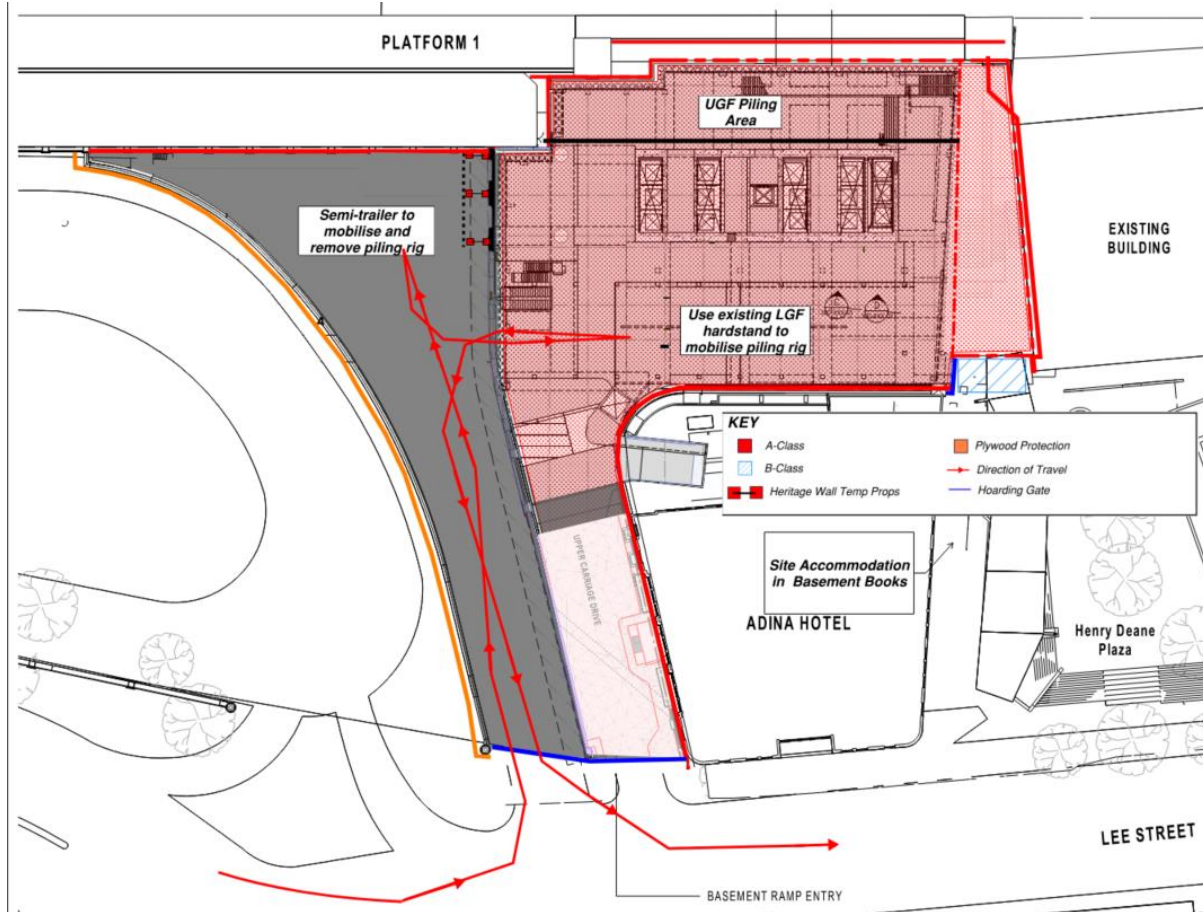
## APPENDIX A WASTE HANDLING PLAN

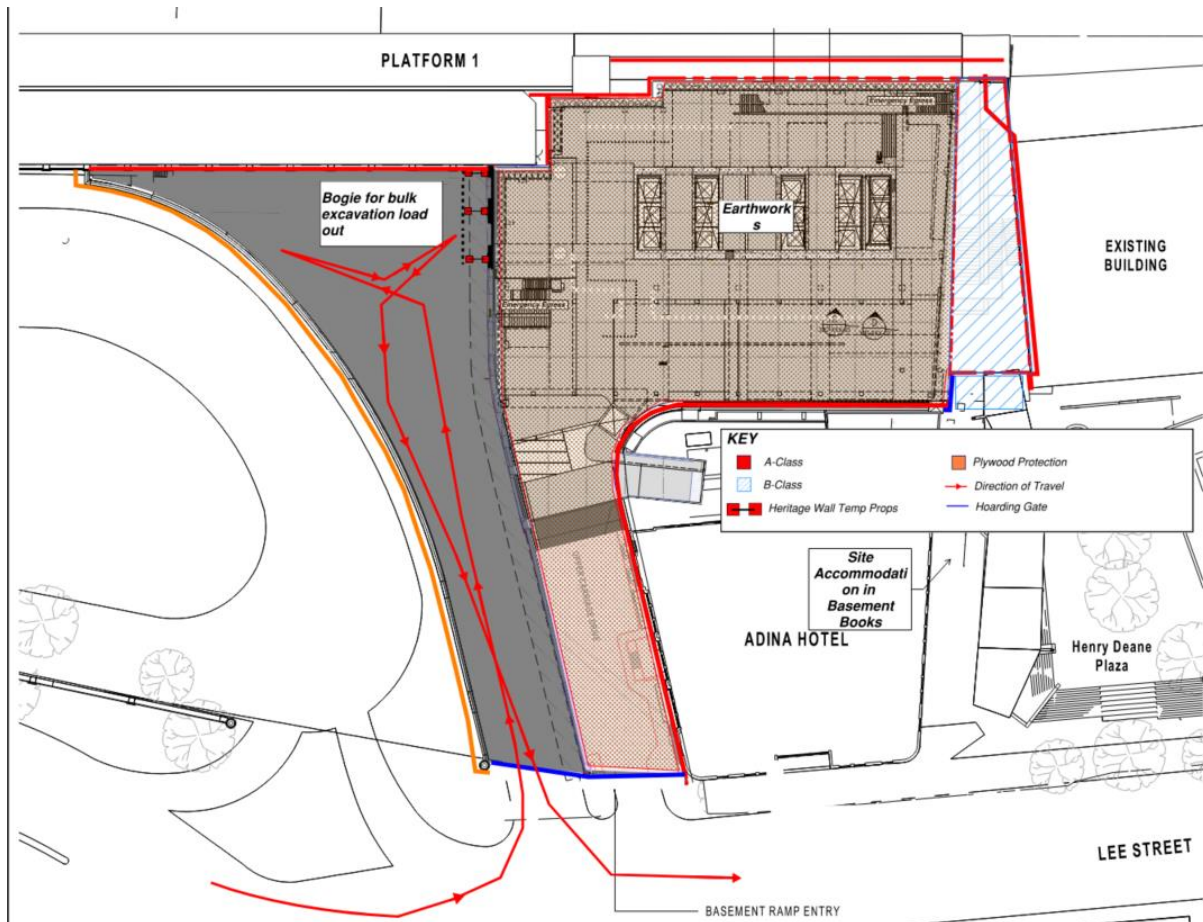
### Demolition



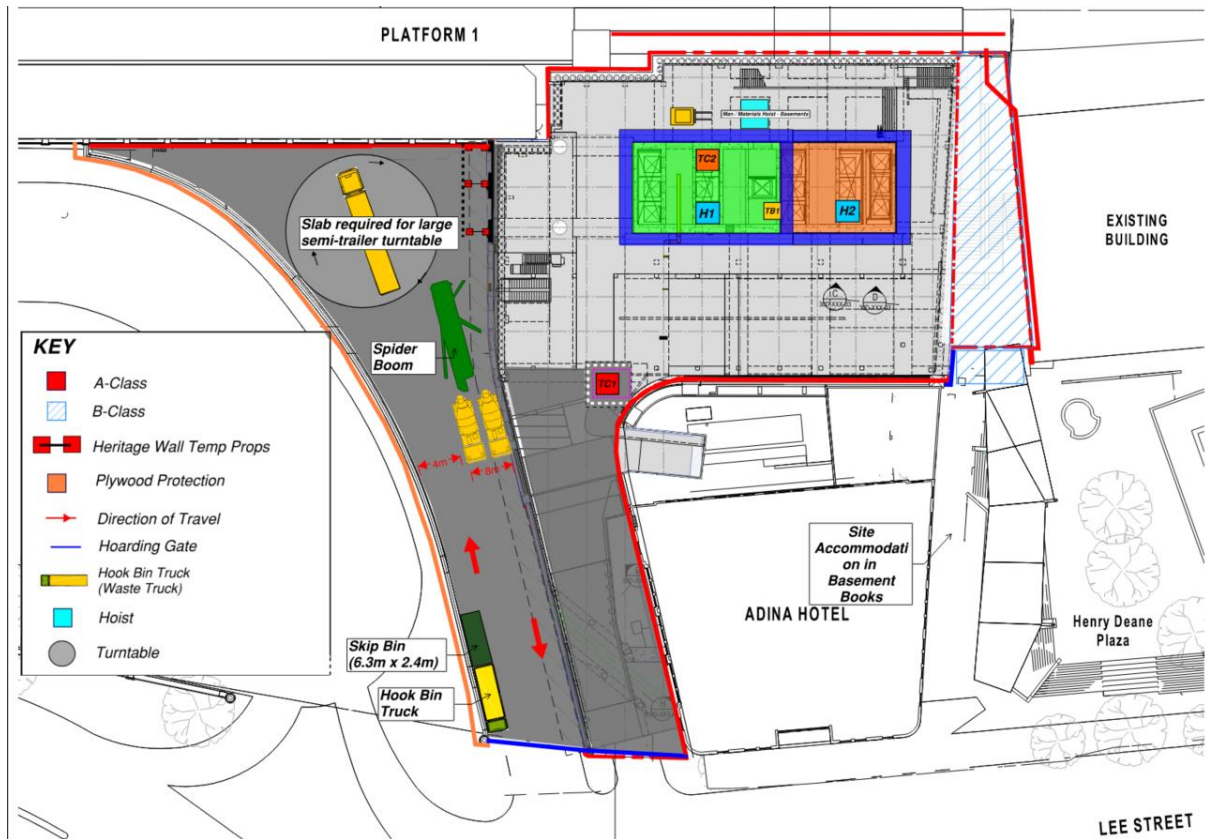


## Earthworks

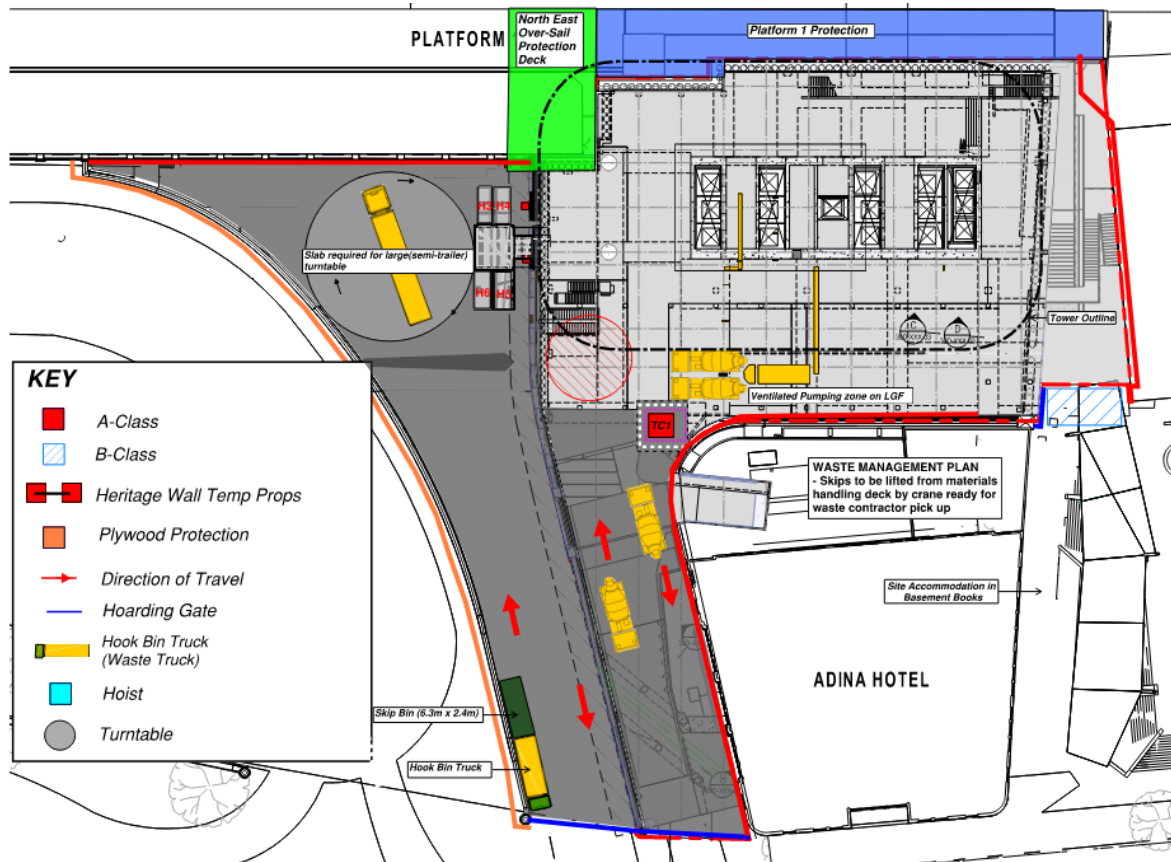




## Basement Construction



## Tower Construction



## APPENDIX B BINGO WASTE MANAGEMENT & RECYCLING PLAN

**CONFIDENTIAL****Waste Management & Recycling Plan (NSW)**

BINGO Industries offers a complete, comprehensive solution to the management and recycling of wastes to assure compliance with clients' waste management policy.

BINGO Recycling Centre's combine bin storage, waste collection, waste recycling and waste transfer to service the building and construction industry and domestic waste management needs in New South Wales. Wastes collected by BINGO Industries are taken directly to one of these facilities where approximately 90% of wastes are converted to recovered resources.

<b>BINGO Recycling Centre Alexandria</b> EPL No. 4679
<b>BINGO Recycling Centre Artarmon</b> EPL No. 20763
<b>BINGO Recycling Centre Auburn</b> EPL No. 10935
<b>BINGO Recycling Ecology Park Eastern Creek</b> EPL No. 20121
<b>BINGO Recycling Centre Greenacre</b> EPL No. 20847
<b>BINGO Recycling Centre Kembla Grange</b> EPL No. 20601
<b>BINGO Recycling Centre Mortdale</b> EPL No. 20622
<b>BINGO Recycling Centre Patons Lane</b> EPL No. 21259
<b>BINGO Recycling Centre Revesby</b> EPL No. 20607
<b>BINGO Recycling Centre Tomago</b> EPL No. 20585

As can be expected waste materials inwards vary considerably and are delivered to the Recycling Centres in tipping and non-tipping vehicles or in skip bins. Of the wastes inwards approximately 90% is recovered and recycled as materials outwards and the balance 10% to landfill. Waste materials inwards are processed to achieve the maximum recovery of resources and the minimum of un-recoverable material for disposal.

**Typical Composition of BINGO's Wastes Inwards**

Wastes Inwards	Percentage (approx.)
Heavy Recyclable Materials	45%
Light Recyclable Materials	35%
Metals	10%
Non-Recyclable Materials	10%
Total	100%

**Heavy Recyclable Materials:**

- Soil
- Dirt
- Sand
- Rubble
- Brick
- Concrete
- Tiles
- Stone
- Asphalt

**Light Recyclable Materials:**

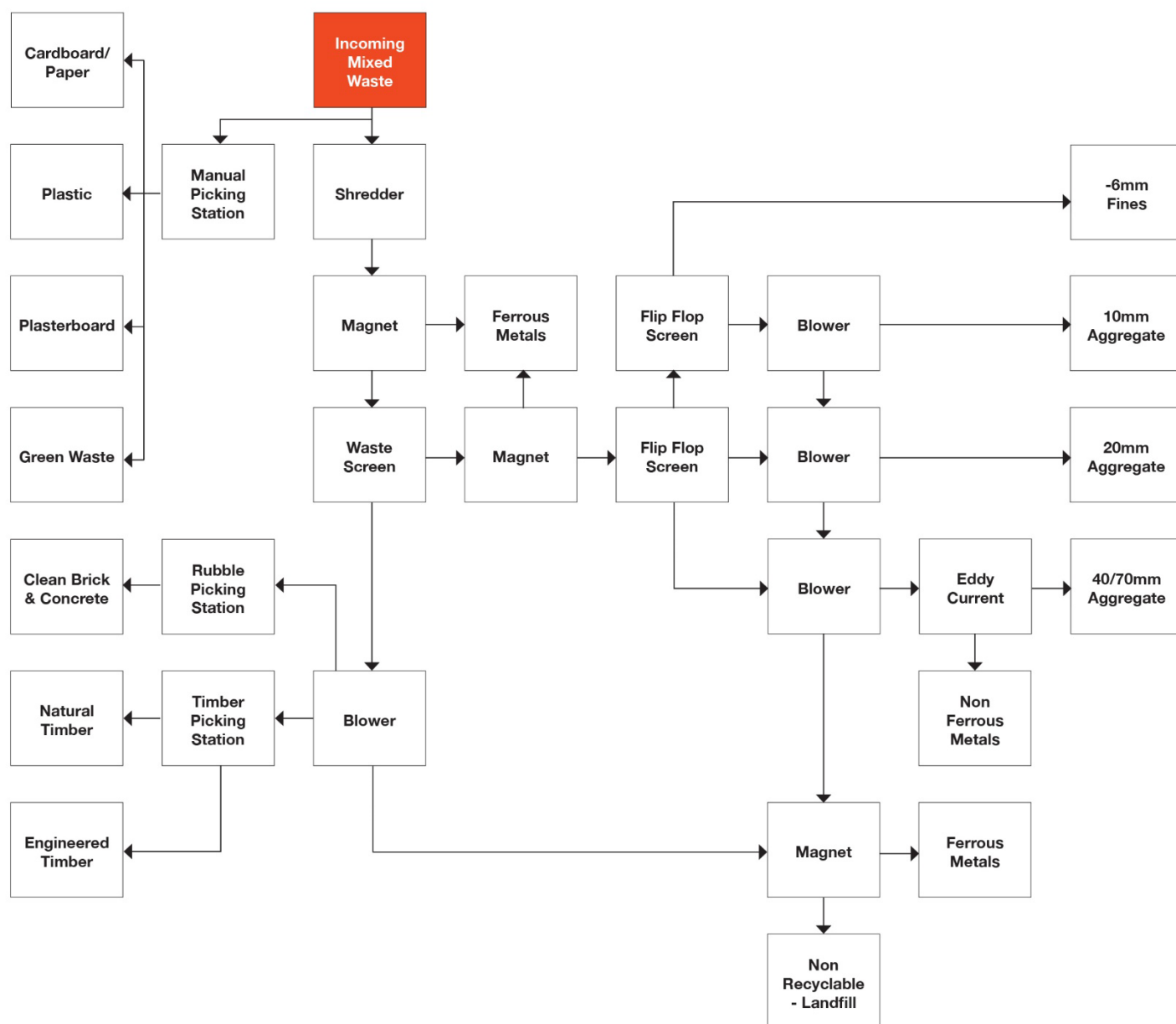
- Timber
- Green Waste
- Cardboard/ Paper
- Plastic
- Plasterboard

**Metals:**

- Ferrous (steel, black iron)
- Non-Ferrous (copper, wire, aluminium, stainless)

At the Resource Recovery Facility an effective waste processing procedure is applied. See Materials Flow Diagram (below). Wastes inwards unloaded onto the sorting area where the waste is raked with a hydraulic excavator to expose the contents and where recyclable materials are hand and machine sorted.

### BINGO Recycling Centre Materials Flow Diagram



In summary, BINGO Industries take all their mixed waste skip bins directly to EPA Licensed Recycling Centres. From there the waste is sorted and separated into the following material classes for processing and recycling.

Type of Material	Where Processed/ Recycled	How Processed/ Recycled
Heavy Recyclable Materials (soil, dirt, sand, rubble, concrete, brick, tiles, asphalt, stone)	<ul style="list-style-type: none"> <li>BINGO Recycling Centres</li> </ul>	Re-processed into recycled products (such as aggregates and roadbase) by crushing and screening.
Timber / Green Waste	<ul style="list-style-type: none"> <li>Clean &amp; Green Organics</li> <li>BINGO Recycling Ecology Park</li> </ul>	Re-processed into woodchip and mulch by shredding.
Metal / Steel	<ul style="list-style-type: none"> <li>Sell &amp; Parker</li> <li>CMI</li> <li>SIMS</li> <li>Sydney Copper Scraps</li> </ul>	Re-processed into new metal and steel products by shearing, baling and re-smelting.
Brick / Concrete	<ul style="list-style-type: none"> <li>BINGO Recycling Ecology Park</li> </ul>	Re-processed into recycled products (such as aggregates and roadbase) by crushing and screening.
Cardboard / Paper / Plastic	<ul style="list-style-type: none"> <li>Polytrade Recycling</li> <li>J.J. Richards</li> <li>Orora</li> </ul>	Re-processed into new cardboard, paper and plastic products by breaking down the material into a form for re-use.
Plasterboard	<ul style="list-style-type: none"> <li>ReGyp</li> </ul>	Re-processed into gypsum products by shredding and screening.
General Waste	<ul style="list-style-type: none"> <li>Eastern Creek Landfill</li> </ul>	n/a

- **BINGO Recycling Centres**  
76-82 Burrows Road, Alexandria NSW 2015  
10 Mclachlan Ave, Artarmon NSW 2064  
3-5 Duck Street, Auburn NSW 2144  
Honeycomb Drive, Eastern Creek NSW 2766  
35 Wentworth St, Greenacre NSW 2190  
50 Wyllie Road, Kemplar Grange NSW 2526  
20 Hearne Street, Mortdale NSW 2223  
Patons Lane, Orchard Hills NSW 2748  
37-51 Violet Street, Revesby NSW 2212  
29 Laverick Avenue, Tomago NSW 2322
- **Clean & Green Organics**  
769 The Northern Rd, Bringelly NSW 2566
- **Sell & Parker**  
45 Tattersall Road, Blacktown NSW 2148
- **CMI**  
38 York Road, Ingleburn NSW 2565
- **SIMS**  
43 Ashford Ave, Milperra NSW 2214  
76 Christie St, St Marys NSW 2760
- **Sydney Copper Scraps**  
130 Adderley St, Auburn NSW 2760
- **Polytrade Recycling**  
32 South St, Rydalmere NSW 2116  
40 Madeline St, South Strathfield NSW 2136
- **J.J. Richards**  
12 Heald Rd, Ingleburn NSW 1890  
8 Kommer Pl, St Marys NSW 2760
- **Orora**  
1891 Botany Rd, Matraville NSW 2036
- **ReGyp**  
330 Captain Cook Drive, Kurnell NSW 2231
- **Eastern Creek Landfill**  
Honeycomb Drive, Eastern Creek NSW 2766